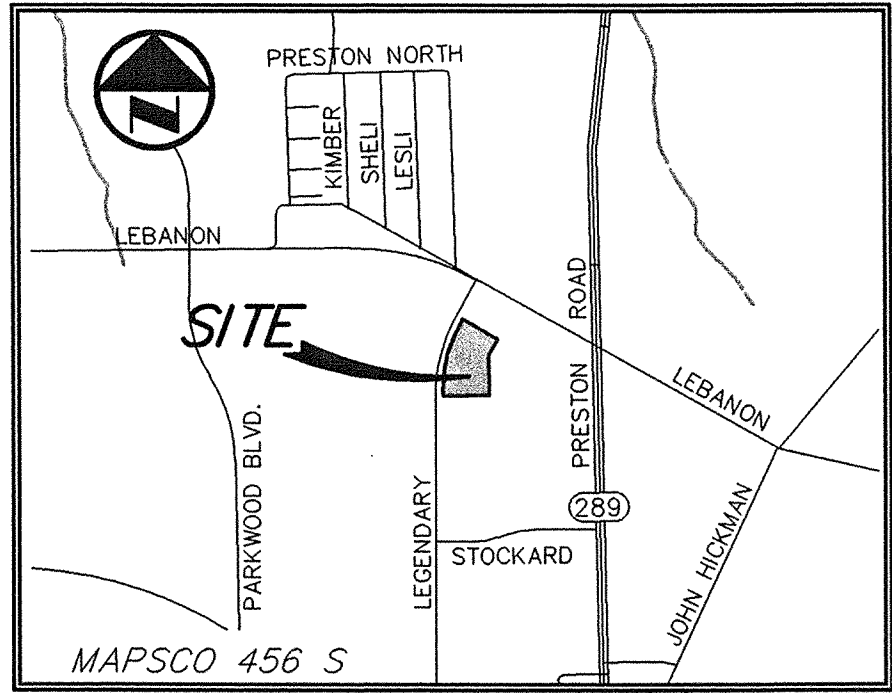


LINE TABLE		
LINE	BEARING	LENGTH
L1	S 60°3'18" E	13.41'
L2	N 29°56'42" E	10.01'
L3	S 60°10'06" E	0.75'
L4	N 27°16'45" E	40.29'
L5	S 27°16'45" W	18.31'
L6	S 67°18'57" E	37.46'
L7	N 67°18'57" W	36.06'
L8	S 67°18'57" E	6.96'
L9	N 67°18'57" W	10.53'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	191°15'07"	40.50'	13.65'	6.89'	S 09°15'12" W	13.59'
C2	5°38'08"	100.00'	9.84'	4.92'	S 24°27'41" W	9.83'
C3	92°33'09"	20.00'	32.31'	20.91'	S 73°33'19" W	28.91'
C4	5°38'08"	76.00'	7.48'	3.74'	S 24°27'41" W	7.47'
C5	8°46'06"	935.00'	143.09'	71.68'	S 17°15'35" W	142.95'
C6	9°22'50"	911.00'	149.15'	74.74'	S 16°57'12" W	148.98'



VICINITY MAP
NOT TO SCALE

- NOTES:
1. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48085C0360J, DATED JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE 'X' ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE 'X' - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 2. A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF FRISCO, TEXAS, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTEREST THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF FRISCO. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
 3. BEARING SYSTEM BASED ON BEARING OF SOUTH 89 DEGREES, 35 MINUTES, 35 SECONDS WEST FOR THE SOUTHLINE OF LOT 16, BLOCK 1 ACCORDING TO THE PLAT OF FRISCO CORNERS ADDITION, AN ADDITION TO THE CITY OF FRISCO, TEXAS RECORDED IN VOLUME 2008, PAGE 95 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.

CITY PROJECT NO. PSPCP09-0006
REVISED CONVEYANCE PLAT
-TO SUBDIVIDE LOT 16B INTO 2 LOTS-
FRISCO CORNERS ADDITION
BLOCK 1, LOTS 17 AND 18
3.4589 ACRE TRACT

AN ADDITION TO THE CITY OF FRISCO, TEXAS
AND BEING OUT OF THE
JONATHAN ALLEN SURVEY, ABSTRACT No. 16
COLLIN COUNTY, TEXAS
SHEET 1 OF 2

PREPARED FOR: CASTLE MONTESSORI OF FRISCO, LP 3104 New Britton Drive Plano, Texas 75093 (214) 789-1955 (PHONE)	P.I. NO.:	1415-09-041
	DATE:	07-24-2009
	SCALE:	1" = 30'
	DRAWN BY:	WTW
POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 (214) 544-8880 PHONE (214) 544-8882 FAX www.PogueEngineering.com	CHECKED BY:	RLG

NOTE:
SELLING A PORTION OF THIS ADDITION BY METES
AND BOUNDS IS A VIOLATION OF CITY ORDINANCE
AND STATE LAW AND IS SUBJECT TO FINES AND
WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

LOT 10, BLOCK 1
FRISCO CORNERS ADDITION
(VOL. 2008, PG. 951)

FRISCO INDEPENDENT SCHOOL DISTRICT,
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
INST. NO. 20080219000196960
D.R.C.C.T.

LOT 9R, BLOCK 1
FRISCO FUN CENTER
FRISCO CORNERS ADDITION
(CAB. Q, PG. 429)

ROSEWOOD ENTERTAINMENT FRISCO, L.P.,
A TEXAS LIMITED PARTNERSHIP
INST. NO. 20060228000257270
D.R.C.C.T.

FRISCO CORNERS ADDITION
LOT 18, BLOCK 1
1.0333 ACRES
(45,009 S.F.)
(FOR CONVEYANCE PURPOSES ONLY)

FRISCO CORNERS ADDITION
LOT 17, BLOCK 1
2.4256 ACRES
(105,660 S.F.)
(FOR CONVEYANCE PURPOSES ONLY)

LOT 1, BLOCK 3
FRISCO CORNERS
(CAB. P, PG. 611)

FRISCO CORNERS
LOT 16A, BLOCK 1
(VOL. 2009, PG. ____)

FRISCO CORNERS
LOT 16B, BLOCK 1
(VOL. 2009, PG. ____)